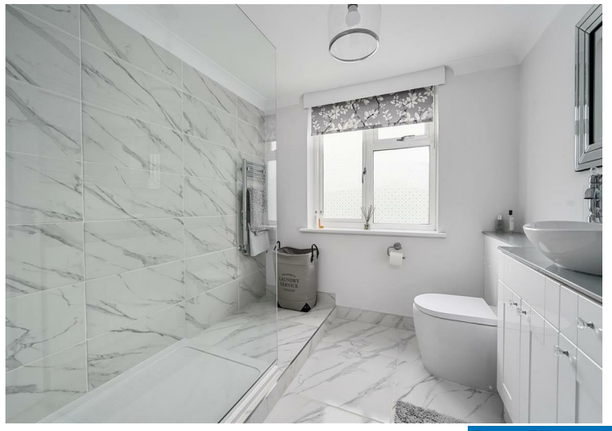

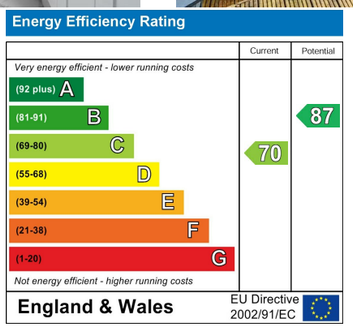

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SINNOTT GREEN

Sales & Lettings

Ridge Close, Portslade, BN41 2YH
Offers In Excess Of £400,000 Freehold

- Three Double Bedrooms
- Lounge
- Modern Kitchen/Dining Room
- Contemporary Shower Room
- Ensuite Cloakroom
- Rear Garden Overlooks Woodland
- Immaculate Throughout
- Cul De Sac

This EXCEPTIONAL PROPERTY has been EXTENDED and arranged over three floors and is offered in immaculate order throughout. THREE DOUBLE BEDROOMS, Lounge, KITCHEN DINING ROOM WITH INTEGRATED APPLIANCES, COMTEMPORARY SHOWER ROOM, ensuite cloakroom, rear garden adjoins woodland, upvc double glazed windows and doors, gas central heating, cul de sac location

ENCLOSED PROCH
upvc double glazed windows, upvc double glazed doors, ceramic tiled floor, frosted upvc double glazed front door to

ENTRANCE HALL
radiator, stairs to the first floor, dado rail, door to

LOUNGE
12'4 x 10'9 (3.76m x 3.28m)
radiator, coving, upvc double glazed windows with made to measure shutters, glazed double doors to

KITCHEN/DINING ROOM
14'9 x 11'4 (4.50m x 3.45m)
fitted with modern matching Ivory gloss units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, a range of base and eye level units with self closing drawers, INSET FOUR RING INDUCTION HOB, CONCEALED EXTRACTOR HOOD OVER, BUILT IN EYE LEVEL ELECTRIC DOUBLE OVEN AND GRILL, INTEGREATED DISH WASHER, WASHING MACHINE AND FRIDGE FREEZER, wall mounted contemporary tall radiator, further built in storage cupboard, upvc double glazed window with integral venetian blind

DINING AREA
radiator, ample space for a table, coving, upvc double glazed double doors with integral venetian blinds leading to the garden

FIRST FLOOR LANDING
stairs to the second floor, dado rail, coving, doors to

BEDROOM TWO
13'8 x 12'3 (4.17m x 3.73m)
radiator, fitted wardrobe with additional shelving and three sliding mirror doors, coving, upvc double glazed window with made to measure shutters

BEDROOM THREE
11'5 x 10'4 (3.48m x 3.15m)
radiator, cupboard housing gas fired boiler, upvc double glazed windows with made to measure shutters and views over the downs

CONTEMPORARY SHOWER ROOM
comprising of a walk in shower with drying area, wash hand basin with cupboards and drawer under and adjacent vanity shelf, wc with concealed cistern, two ladder style heated towel rails, ceramic tiled floor, part tiled walls, coving, frosted upvc double glazed window

SECOND FLOOR

BEDROOM ONE
16' x 14'4 (4.88m x 4.37m)
fitted wardrobe, built in cupboard, radiator, dual aspect Velux window with blind, upvc double glazed window with integral venetian blind and upvc double glazed double doors with integral venetian blinds that open to a glass balustrade and with views over the Downs

ENSUITE CLOAKROOM
cleverly concealed and comprising of a low level wc, wash hand basin with tiled splash back, coving, inset down light, upvc double glazed window

REAR GARDEN
neat decking, garden shed, fenced on all sides, side gate, views over woodland

FRONT GARDEN
neat decking, flower beds with various shrubs, garden lighting and steps with integrated lighting

THE LOCATION
a great location, being in a cul de sac that adjoins woodland and is adjacent to allotments. Local shops, schools and amenities can be found in nearby Graham Avenue and the property is within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green